



**SCOTTSDALE HOUSING BOARD**  
**One Civic Center 3<sup>rd</sup> Floor Conference Room**  
**7447 E. Indian School Road, Scottsdale, Arizona 85251**  
**FEBRUARY 18, 2003**  
**5:00 PM**

**PUBLIC HEARING MINUTES**

**PRESENT:** Barbara Williams, Chair  
Robert Southworth, Vice Chair  
Steve Capobres  
Jeffrey Burg  
Tamara Nagy  
Joe Priniski

**ABSENT:** Del Monte Edwards

**STAFF:** Mark Bethel  
Molly E. Edwards  
Diane Kallal  
Beverly Johnson  
Jack Miller  
Michelle Waite

**GUESTS:** Dr. Alik Kondroglou, Human Services Commission

**ROLL CALL:**

A formal roll call confirmed the members present as stated above.

Ms. Williams called the regular meeting of the Housing Board to order at 5:07 p.m., noting the presence of a quorum.

**REVIEW AND APPROVAL OF THE MINUTES FOR JANUARY 14, 2003 AND FEBRUARY 11, 2003**

**On motion made by Mr. Southworth the minutes for the January 14, 2003 meeting were approved. Ms. Nagy seconded the motion, which passed unanimously.**

Ms. Williams noted that several of the Board Members had not received the February 11, 2003 minutes, and stated that approval of those minutes would be moved to the next meeting.

**ELECTION OF HOUSING BOARD OFFICERS FOR 2003**

Ms. Williams opened the floor for nominations for Board Chair and Vice Chair.

**Mr. Southworth nominated Ms. Williams for the office of Chair. Seconded by Mr. Capobres. Ms. Nagy nominated Mr. Southworth for the office of Vice Chair. Mr. Burg seconded the motion. Mr. Capobres moved approval of the two nominees by acclamation. Ms. Nagy seconded the motion. The motion was approved unanimously.**

**CONFLICT OF INTEREST**

Ms. Waite advised the Board Members that the City's Housing Rehabilitation Program and Emergency Repair Program had received requests from a relative of a City employee, and from a member of the Scottsdale Cultural Council. Upon review, the City Attorney's office has determined that no conflict of interest exists. Ms. Waite proceeded to read the Conflict of Interest law as stated in the Arizona Statutes. She noted that public disclosure of this matter was required.

**CDBG AND HOME FUND APPLICATIONS – REVIEW / DISCUSSION.**

Mr. Bethel stated that the Board had heard proposals for the CDBG and **HOME Partnership housing related** activities to be awarded to nonprofits. He distributed a copy of the staff recommendations related to the proposals. He addressed the public service activity and noted that it makes up 15 percent of the current allocation. He stated that the City has awarded either CDBG funds or HOME funds in the past to many of the nonprofits, and would continue to award these funds to assist them in their supportive activities. He reviewed several of those awards and the recipient nonprofit agencies.

Mr. Bethel reviewed staff's recommendation to award \$75,000 for the construction of a transitional redevelopment center for women and children at risk. He stated **this proposal was an eligible CDBG Public Facilities activity and that** the project takes a regional approach to this specific population. He added that the Human Services Commission

would make the final recommendation, and that the \$75,000 would be combined with other CDBG funds from the Cities of Mesa (\$500,000) and Tempe (\$100,000).

The Housing Rehab Program for the City of Scottsdale was the first of the proposals as presented on February 11 addressed by Mr. Bethel. He stated that they had requested \$443,000, and that staff was recommending \$321,760. The next proposal was from the Foundation for Senior Living Emergency Repair Program. He stated that staff was recommending their request for \$175,000, based on prior experience with the program and the fact that the program has fully expended their allocation in previous years. He also noted the recommendation for \$141,000 for FSL's housing rehabilitation program, adding that it would compliment the City of Scottsdale's housing rehabilitation program and provide for timely completion of additional rehabilitation units.

Mr. Bethel proceeded to discuss the recommendations for the Community Services of Arizona request for \$266,240. He explained that CSA's First Time Home Buyer program would provide an opportunity to move families on Section 8 to purchase their first home. He went on to review CSA's Scottsdale Rental Housing Project and their request for \$400,000 in HOME funds. Mr. Bethel stated that staff's recommendation was \$382,740 at this time, but that the final allocation figure was subject to the amount of funding received from the Consortium for the year.

In reply to questions by Mr. Capobres and Ms. Williams, Mr. Bethel explained the \$100,000 general fund allocation and noted that it was included in the recommended allocation for the CSA rental housing project. Ms. Williams asked for a clarification as to what HOME funds and CDBG funds could be used for. Mr. Bethel explained that HOME funds could be used for housing related activities to acquire or rehab residential homes or multi-family, to include rental assistance. CDBG funds can, in addition to housing related activities, also be used for social service activities up to a maximum of 15 percent, in addition to public facilities and economic development activities. He added that the HOME fund allocation requires a 25% match to ensure a partnership and adequate leveraging of funds.

Ms. Williams observed that Board priorities would be discussed next week at the retreat, and noted that it was unfortunate that discussion could not have taken place prior to awarding the funds. She referred to funds that had not been expended by CSA and inquired as to whether or not the Board could direct those funds in a different way in order to better leverage the dollars. Mr. Bethel replied that the City is confined to stay within the general constraints of what has been proposed by the applicant.

He further stated that there were options in regard to writing the contract.

Ms. Williams expressed concern about failure to expend allocated funds, and Mr. Bethel assured her that he would impress her concerns upon CSA. In response to a question by

Ms. Nagy, Mr. Bethel reviewed the process that would take place should the Board decline to award the \$100,000 special allocation from the General Fund.

**Ms. Nagy moved to approve the staff recommendations, and with regard to the \$382,740, to have the changes previously discussed included within the two combined contracts with benchmarks. Mr. Southworth seconded the motion.**

Mr. Bethel requested clarification as to whether it was the Board's pleasure to require a three-month or sixth-month window for locating a site. Mr. Priniski indicated his preference for a three-month requirement. The Board Members concurred. Mr. Bethel also noted that the Board could grant an extension at the end of the three months if circumstances warranted. Ms. Williams called for the vote.

**The motion passed unanimously by a vote of six (6) to zero (0).**

#### **Chair's Report**

Ms. Williams advised the Board that Mr. Capobres had graciously agreed to facilitate the Board Retreat on February 25<sup>th</sup>. Mr. Capobres indicated that the overall goal for the retreat was to establish a strategic direction for the Housing Board.

#### **Staff Report**

Ms. Edwards stated that Mr. Prince's term on the Board had expired and that he did not wish to be reappointed. She advised the Board that with the appointment of the two new members, Mr. Capobres and Mr. Burg, the Board was now full.

#### **Open Call to the Public**

There was no public testimony.

#### **Adjournment**

Being duly moved and seconded, the regular meeting of the City of Scottsdale Housing Board was adjourned at 6:35 p.m.